

Board Rezones 600-Acre Tract

Despite protests by industrial groups, the Board of Supervisors has approved the rezoning of more than 600 acres in the Dominguez-Carson area for single-family homes.

The board also directed the Regional Planning Commission to "update and revalue" the 1961 land use plan for the Dominguez-Carson area to determine its "present and future industrial needs."

Supervisors adopted motions approving both actions on the recommendation of Burton W. Chace, chairman of the Board of Supervisors.

THE 600-ACRE tract is located between Turmont Street and Del Amo Boulevard, and between Wilmington and the Dominguez Channel. It is owned by the Macco Realty Corp. of Corona Del Mar.

The firm actually owns nearly 700 acres in the area, but an 85-acre parcel was rezoned last March for single family homes. Last week's action approved R-1 zoning for 610 acres.

Forty-two firms in the area comprising the Dominguez Industrial Group protested the rezoning during a public hearing in mid-December. The group contends the rezoning will curtail industrial expansion.

Supervisor Chace said the entire area has a surplus of industrial land. The land, Chace added, "has been totally nonproductive for years and its present manufacturing zoning has not been used

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by any previous owners."

CHACE ALSO said the 1961 land use plan for the area, drawn by the Regional Planning Commission, showed an excess of industrial zoning in the Dominguez-Carson area. Macco Realty Corp. plans to construct 3,000 homes on

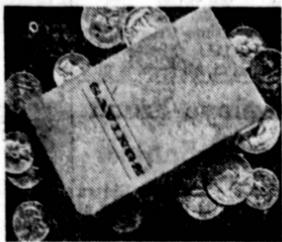
the acreage. Chace said the project would have an assessed valuation of \$20 million and would produce about \$1 million annually in county tax revenues.

The vote for the change of zone was unanimous, but Supervisor Kenneth Hahn expressed concern that new homes in the area might be subject to flood hazards.

Hahn was assured that no subdivision will be approved until the flood control district is satisfied the development meets standards set by the county.



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